

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of
Melikaya Ntshingwa
Respondent

Civil Citation No. 56452
2448 Golders Green Court

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on April 14, 2009, for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-7-112, 310, failure to clean the interior of the house of animal waste and trash on residential property zoned DR 10.5 known as 2448 Golders Green Court, 21244.

On March 24, 2009, pursuant to § 3-6-205, Baltimore County Code, a Code Enforcement citation was issued. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$2,600.00 (two thousand six hundred dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on March 12, 2009 for cleanup of junk, trash and debris inside Respondent's house, including cleanup of dog feces, and for mice infestation. This Citation was issued on March 24, 2009. Photographs in the file show trash and a substantial quantity of dog feces strewn throughout the house. Photographs taken outside show bags of trash or garbage piled next to the house, and a broken section of fence on the ground.

B. The house is vacant, and court records indicate it is currently the subject of foreclosure proceedings. Tax records indicate that the property is a "condo unit" and photographs indicate it is a townhouse-style property attached to other units on both sides. The presence of dog feces and mice infestation in the house violates County Code and threatens the health and safety of neighbors.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars) and placed as a lien upon the property.

IT IS FURTHER ORDERED that Baltimore County may enter the property for the purpose of removing junk, trash, debris, and animal feces, and for extermination of rodent infestation, at the expense of the property owner.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 17th day of April 2009.

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer